

प्रारूप विकास योजना - नंदुरबार (मूळ + तादीत इइ)


महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम
१९६६ चे कलम ३१(१) अन्वये मंजुरीबाबत..

**महाराष्ट्र शासन
नगर विकास विभाग,**

**शासन निर्णय क्रमांक : टिपीएस-१५.०४/३००१/प्र.क्र.६६/०५/नवि-९,
मंत्रालय, मुंबई : ४०० ०३२, दिनांक : १४ मार्च, २००७**

शासन निर्णय :- सोबतची अभिसूचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,


(मनोहर भारगवे)
कायासन अधिकारी

प्रति,

- १) विभागीय आयुक्त, नाशिक विभाग, नाशिक
- २) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- ३) जिल्हाधिकारी, नंदुरबार
- ४) उपसंचालक, नगर रचना, नाशिक विभाग, नाशिक,
- ५) नगर रचनाकार, धुळे शाखा, धुळे
- ६) मुख्याधिकारी, नंदुरबार नगरपरिषद, नंदुरबार जिल्हा नंदुरबार
- ७) व्यवस्थापक, शासकीय मुद्रणालय, येरवडा कारागृह पुणे

(त्यांना विनंती की, सोबतची अभिसूचना महाराष्ट्र शासनाच्या राजपत्रात नाशिक विभागीय पुरवणी भाग-एक मध्ये प्रसिध्द करून त्यांच्या १० प्रती प्रत्येकी ह्या विभागास व संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगर रचना, नाशिक विभाग, नाशिक, नगर रचनाकार, धुळे शाखा धुळे व मुख्याधिकारी, नंदुरबार नगर परिषद, नंदुरबार यांना पाठवाव्यात.)

कक्ष अधिकारी (कायासन नवि-२९) यांना विनंती करण्यात येते की, सोबतची अभिसूचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.

- ९) निवडनस्ती (कायासन नवि-९)

20080202145949001

NOTIFICATION

**Urban Development Department,
Mantralaya, Mumbai-400 032.**

Date :- 14th March, 2007

No. TPS-1504/3001/CR-66/U5/(A)/UD-9

Maharashtra Regional and Town Planning Act, 1966.

Whereas the Nandurbar Municipal Council (hereinafter referred to as the 'said Municipal Council') being the Planning Authority within its jurisdiction under clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as the said Act) has by its Resolution No.35 dated 20th September 1989, declared its intention under section 38 read with subsection (1) of section 23 of the said Act to prepare Revised Draft Development Plan for the Municipal limit (Old + Additional Area) and Notice of such declaration was published at page No.1534,1535 of the Maharashtra Government Gazette, dated 20th October, 1989;

And whereas the said Municipal Council after carrying out a survey of the Lands within its jurisdiction as required under Section 25 of the said Act, prepared a draft Development Plan and a notice to that effect is published under Section 29(1) of the said Act in Maharashtra Government Gazette dated 2nd July, 1998 on page No.1304 for inviting objections and suggestion to the said Draft Development Plan for the area of Nandurbar (Old + Additional Area) (hereinafter referred to as "the said Development Plan");

And whereas, after considering the suggestions & objections to the said Development Plan received and report submitted by the Planning Committee, the said Planning Authority has made some modifications under section 28(4) of the said Act to the said Development Plan vide its Resolution No.3, date 22nd May, 2001;

And whereas, the modifications proposed in the said Development Plan by the Planning Authority under Section 28(4) have not been republished under section 29 of the said Act for inviting objections & suggestions before submission under 30 of the said Act;

And whereas, in the opinion of the State Government, the Planning Authority has neglected to perform its duty imposed upon it under the provision of Section 29 of the said Act;

And whereas, in exercise of the powers conferred by sub-section (1) of section 162 of the said Act, and all other powers enabling in that behalf, the Government of Maharashtra has appointed the Deputy Director of Town Planning, Nashik Division, Nashik, to be an Officer (hereinafter referred to as 'the said Officer') for performing the duties of the said Planning Authority under Section 28,29 and 30 of the said Act, vide its Notification No TPS-1001/562/CR-123/UD-9, dated 20th October, 2001;

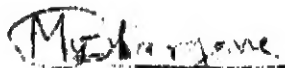
And whereas, the said Officer has republished the substantial modification under Section 29 of the said Act for inviting objections & suggestions from the public and notice to that effect appeared in Maharashtra Government Gazette, dated 17th October, 2002;

And whereas, after hearing the persons those who have filed the suggestions & objections to the modifications of substantial nature, the said Officer has made some modifications in the said Development Plan under sub-section(4) of Section 29 of the said Act and published a notice regarding such modifications in official gazette dated 4th March, 2004, one month before the submission of the said Development Plan under Section 30 and submitted the said Development Plan to the Government for sanction under Section 30 of the said Act ;

And whereas, in accordance with provisions of sub-Section (1) of Section 31 of the said Act, the Development Plan is required to be sanctioned not later than one year from the date of receipt of the said Development Plan from the Planning authority;

And whereas, the Government has decided to extend the time limit for sanctioning the said Development Plan under Section 31(1) of the said Act from 8th June, 2001 upto and inclusive of 14th March, 2007;

Now therefore, in exercise of the power conferred under the provisions of sub-section (1) of Section 31 of the said Act, the Government of Maharashtra hereby extends the period for according sanction to the said Development Plan upto and inclusive of 14th March, 2007 order and in the name of Governor of Maharashtra.


(Manohar Bhargave)
Section Officer

NOTIFICATION
URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032,

Dated - 14th March, 2007

No. TPS-1504/3001/CR-66/05/(B)/UD-9

Maharashtra Regional and Town Planning Act, 1966.

Whereas the Nandurbar Municipal Council (hereinafter referred to as the 'said Municipal Council') being the Planning Authority within its jurisdiction under clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as the said Act) has by its Resolution No.35 dated 20th September 1989, declared its intention under section 38 read with subsection (1) of section 23 of the said Act to prepare Revised Draft Development Plan for the Municipal limit (Old + Additional Area) and Notice of such declaration was published at page No.1534, 1535 of the Maharashtra Government Gazette, dated 20th October, 1989;

And whereas the said Municipal Council after carrying out a survey of the Lands within its jurisdiction as required under Section 25 of the said Act, prepared a draft Development Plan and a notice to that effect is published under Section 26(1) of the said Act in Maharashtra Government Gazette dated 2nd July, 1998 on page No.1304 for inviting objections and suggestion to the said Draft Development Plan for the area of Nandurbar (Old + Additional Area) (hereinafter referred to as "the said Development Plan");

And whereas, after considering the suggestions & objections to the said Development Plan received and report submitted by the Planning Committee, the said Planning Authority has made some modifications under section 20(4) of the said Act to the said Development Plan vide its Resolution No.3, date 22nd May, 2001;

And whereas, the modifications proposed in the said Development Plan by the Planning Authority under Section 28(4) have not been republished under section 29 of the said Act for inviting objections & suggestions before submission under 30 of the said Act,

And whereas, in the opinion of the State Government, the Planning Authority has neglected to perform its duty imposed upon it under the provision of Section 29 of the said Act;

And whereas, in exercise of the powers conferred by sub-section (1) of section 162 of the said Act and all other powers enabling in that behalf, the Government of Maharashtra has appointed the Deputy Director of Town Planning, Nashik Division, Nashik, to be an Officer (hereinafter referred to as 'the said Officer') for performing the duties of the said Planning Authority under Section 28, 29 and 30 of the said Act, vide its Notification No TPS-1001/562/CR-123/UD-9, dated 20th October, 2001;

And whereas, the said Officer has republished the substantial modification under Section 29 of the said Act for inviting objections & suggestions from the public and notice to that effect appeared in Maharashtra Government Gazette, dated 17th October, 2002;

And whereas, after hearing the persons those who have filed the suggestions & objections to the modifications of substantial nature, the said Officer has made some modifications in the said Development Plan under sub-section(4) of Section 28 of the said Act and published a notice regarding such modifications in official gazette dated 4th March, 2004, one month before the submission of the said Development Plan under Section 30 and submitted the said Development Plan to the Government for sanction under Section 30 of the said Act ;

And whereas, the State Government extended the period under section 31 (1) of the said Act for sanctioning the said Development Plan up to and inclusive of the 14th March, 2007 vide Urban Development Departments Notification No.TPS1504/3001/OR-66/05(A)/UD-0; 14th March, 2007

And whereas, in accordance with subsection (1) of Section 31 of the said Act, the Government after making necessary inquiry and after consulting the Director of Town Planning has decided to sanction a part of the said Development Plan subject to modifications (Schedule Part I) excluding that part (excluded part) as shown bounded mauve on the Plan (hereinafter referred to as "the said excluded Part of the said Development Plan"):

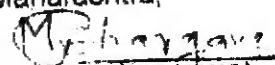
Now, therefore in exercise of the powers conferred by Sub-section (1) of Section 31 of the said Act and of all other powers enabling it in that behalf, the Government of Maharashtra hereby -

- (a) sanctions the said Draft Development Plan excluding the Part shown in Mauve colour (excluded part) subject to the modifications shown in Orange colour on the said Development Plan and specified in the Schedule of Modifications, Part-I,
- (b) fixes the 30th April 2007 to be the date on which final Development Plan for area of Nandurbar (Old + Additional Area) excluding the said excluded part of the Draft Development part shall come into force.

Note :- 1) The aforesaid Final Development Plan excluding the said excluded part of the Draft Development Plan sanctioned by the State Government shall be kept open for inspection by the Public during working hours on all working days for a period of one year in the office of the Nandurbar Municipal Council.

- 2) Areas of reserved sites mentioned in the report of the Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the final Development Plan.
- 3) Draftsman's errors which are required to be corrected as per actual situation on site/or as per survey records, sanctioned layout etc. shall be corrected by the Chief Officer, Nandurbar Municipal Council, Nandurbar after due verification and with prior approval of the Director of Town Planning Maharashtra State, Pune.
- 4) The private or rental premises designated in Public-Semipublic Zone will continue to be in this zone as long as public Semi Public user exists, otherwise those lands shall be considered to be included in the adjoining major use zone.
- 5) The reservation/allocations which have not appeared in the Schedule or proposed substantial modifications (Part I, Part-II) are hereby sanctioned for the respective purposes as designated in the Development Plan.

By order and in the name of Governor of Maharashtra,


(Manohar Bhargave)
Section Officer

ACCOMPANIMENT OF GOVERNMENT NOTIFICATION NO. TFS-15045001-CR-65/CE/(3)/LD-8, dt 14th March, 2007

SCHEDULE OF MODIFICATIONS (PART II)

Sr. No.	Modification No.	Proposals as per published Plan under Section 26	Proposals as per published Plan under Section 29	Proposals as per submitted Plan under Section 30 by an Officer appointed under Section 162 (1)	Modifications sanctioned by Government under Section 31 of Maharashtra Regional & Town Planning Act, 1966
1	M-1	Town Hall, Site No. 35	Site No. 36 is redesignated as Town Hall & Library.	Site No. 36, Town Hall is proposed to be redesignated as Town Hall & Library.	Site No. 36 is designated as Town Hall only.
2	M-2	Primary School, Site No. 124	Southern side 25' wide North-South strip & 25' East-West strip from Site No. 124 is deleted and included in Commercial Zone.	Site No. 124, Primary School.	Southern side 25' wide North-South strip & 25' East-West strip from Site No. 124 is deleted and included in Commercial Zone.
3	M-3	Existing Railway land on S.No 508/1	Existing Railway land on S.No 508/1	Land under S.No 508/1 is proposed to be included in Residential Zone.	Land under S.No. 508/1 is sanctioned as per plan submitted under Section 30(1).
4	M-4	Government Offices, Site No. 06	Government Offices, Site No. 66	Land under S.No 231 from Site No. 66 Government Offices is proposed to be deleted and included in Residential Zone.	Site No. 66, Government Offices is sanctioned as per plan published under Section 28.
5	M-5	Site & Services, Site No. 28	Reservation deleted and included in Residential Zone.	Site & Services, Site No. 28	Site No. 28, Site & Services is deleted and the land so released is included in Residential Zone.
6	M-6	"Survey No. 133" shown on plan	"Survey No. 133" shown on plan.	"Survey No. 133" shown on plan.	Repealed Survey No. 135 instead of Survey No. 133.

Regulation 7 :- Lands of Government/Semi government and Public Institutions which are included in Public-Semi-public Zone, Commercial use shall be allowed subject to following conditions :-

- (i) Maximum 15% existing built up area may be allowed for commercial purpose.
- (ii) Commercial use shall be permitted along the road side.
- (iii) Separate access shall be required for both the users (Public Semi-public use and Commercial use)
- (iv) Basement shall not be permitted.

Regulation 8 :- The lands designated as *Existing Industry* may be allowed to be developed for adjoining user if that industrial use is discontinued. Chief Officer should independently entertain development permission or adjoining use in consultation with Director of Town Planning Maharashtra State, Pune.

Regulation 9 :- Those open spaces (if any) from sanctioned layout that are earmarked as Existing Open Space (in Green colour) on the Development Plan are part & parcel of the original Residential Zone.

APPENDIX R-1 TO R-8

APPENDIX R-1

SPECIAL PROVISIONS For installation of Water Heating System.

Area of one fitness centre for co-operative housing society or an apartment owner association provided as free of FSI.

In every residential building, constructed or proposed to be constructed for the use of co-operative housing society or apartment owner association, a fitness centre or one room will be permitted. The area of one room shall be limited to 20 sq.mt. It shall not be used for any other purpose except for fitness activities and its ownership shall vest to society or association. It is one room built up area limited to 20 sq.mt. is free of FSI. be made in the building for Hostels, Hotels, Guest Houses, Police Men Army barracks, Canteens, Laboratories and Research Institutions, Hostels of Schools and Colleges and other institutes.

1. The solar water heating systems should be mandatory in the hospitals and hotels where the hot water requirement is of continuous nature. In these buildings, the system must be provided with auxiliary back up.

2. The use of solar water heating system is recommended in the following type of building in the Government/Semi Government and institutional buildings where the hot water requirement may not be continuous/permanent.

- i) Guest Houses.
- ii) Police Men/Army barracks.
- iii) Canteens.
- iv) Laboratory and Research Institutions where hot water is needed.
- v) Hostels, Schools, Colleges and other Institutes.

The installation of the electrical back-up in all such water heating systems shall be optional depending on the nature of requirement of the hot water.

It is suggested that solar water heating systems of the capacity of about 100 liters per day based on the thermosy phenomenon with necessary electrical back-up be installed at essential buildings like hotels

In order to facilities the installation of the solar water heating systems, the new buildings shall have the following provisions.

- 1) All new buildings where solar water heating systems are to be installed will have open sunny roof area available for installation of solar water heating system.
- 2) The roof loading adopted in the design of such building should be at least 50 kg per sq.m. for the installation of solar water heating system.
- 3) Solar water heating system can also be integrated with the building design. These can either be put on the parapet or could be integrated with the South facing vertical wall of the building. The best inclination of the Collector for regular place. The Collectors should be facing South. However, only winter use the optimum inclination of the Collector would be Latitude + 15 degrees of the South. Even if the Collectors are built in the South facing vertical wall of the building the cut put from such Collectors during winter month is expected to be with in 3%, cut put from the optimum inclination Collector.
- 4) All the new buildings to be constructed shall have as installed hot water line from the roof top and also insulated distribution pipelines to each of the points where hot water is required in the building.
- 5) The capacity of the solar water heating system to be installed on the buildings shall be decided on the basis of the average occupancy of the buildings. The norms for hospital, hotels and other functional buildings are given below :

Sr.No	Types of Buildings	Per capita capacity recommended Liters per day
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1.	Hospitals	100
2.	Hotels	150
3.	Hotels and other such buildings	75
4.	Canteen	As required
5.	Laboratory & Research institutions	As required

6) An open area of 3 sq.mt. would be required for installation of a Collector, which supply about 100 liters of water per day. At least 60% of the roof area may be utilized for installation of the system.

7) The specification for the solar water heating system laid down by the Ministry of Non-conventional Energy Sources can be allowed. Flat place Collector conforming to IS No 12935 shall be used in all such solar water heating systems.

APPENDIX R-2-

Use of L.P. Gas Cooovers would be permissible in Green Zone subject to the following conditions :-

- (1) Area of plot shall not less than 2000 Sq. Mt.
- (2) The maximum permissible FAR shall be 0.20 or this plot.
- (3) Only ground floor structure would be permissible.
- (4) It is necessary to obtain "No Objection Certificate" from Controller of Explosives and Chief Fire Officer.
- (5) Conditions as specified by Chief Officer Municipal Council, Bhusawal would be fulfilled.

APPENDIX R-3

Use of Petrol Pump permitted in Green Zone (No Development Zone) on following conditions :-

- (1) Site should adjoining to highway
- (2) It is necessary to obtain No Objection Certificate from High-way Authority.
- (3) It is necessary to obtain No Objection Certificate from Petroleum Department of Central Government.
- (4) It is necessary to obtain No Objection Certificate from Chief Controller of Explosives.

APPENDIX R-4

Use of Research and Development Institutions in the Development Zone permitted in R-1 Zone on following conditions :-

1. Plot area should not be less than 10 Hectares.
2. Permissible plinth area shall be 10% of total area.
3. Maximum of 1% of built up area for office use and maximum of 1% of built up area for servants quarters shall be permissible from total built up area.
4. No. of staff shall be related to area in 5000 sq.ft. per member/element.
5. Research and development of dangerous chemical industries and explosive works not permissible.
6. Only ground floor or ground + 1 structure is permissible.
7. Compulsory trees @ 500 trees per Hectare should be planted.
8. Even after getting approval, the permission can be treated as cancel if any of the above condition is not followed properly.

APPENDIX R-5

Use of Flour Mill permitted in R-1 Zone on following conditions :-

- "The flour mill should be permitted in a separate building of ground."

APPENDIX R-6

Special Regulations for Development of IT/ITES

R-1 Definition :

In the context of the policy, the Information Technology Industry, industry, IT services and IT Enabled Services as defined below :
IT Taskforce of Government of India has defined IT Software as follows :-

- a) **IT Software :** IT Software is defined as any representation of instruction, data, sound or image, including source code and object code, recorded in a machine readable form and capable of being manipulated or providing interactivity to a user, with the means of a computer
- b) **IT Hardware :** IT Hardware covers approximately 150 IT products notified by Directorate of Industries
- c) **IT Services and IT Enabled Services :** These include various IT services and are defined by the IT Taskforce of the Government of India as follows :-
"IT Service including IT Enabled Service is defined as any unit that provides services, that result from the use of any IT Software over a Computer System for realizing any value addition"

The Directorate of Industries has prepared and published an illustrative list of such IT Enabled Services which is to be updated from time to time.

R-1.2 Height of the Room for I.T.E. :

Notwithstanding anything contained in these regulations, any telematic equipment storage erection facility can have a height as required for effective functioning of that system.

R-1.3 Covered Antenna to be Free of FSI :-

Any covered Antenna/Dish Antenna/communication Tower will be allowed to be erected free of FSI, if it is used for Telecom (Basic Cellular or Satellite Telephone) or IT purpose which shall include equipment relating to Earth Station, V-Sat, Routes, Transponders and similar IT related structures or equipment.

R-1.4 I.T.E.s to be allowed in Residential Zone :-

"Notwithstanding anything contained in these regulations, IT/ITES or the plots/ premises fronting on roads having width more than 12.00 Mt." shall be allowed.

R-1.5 I.T.E.s to be allowed in Industrial Zone (I-1) :-

IT/ITES shall be permitted in I-1 Zone & Services Industrial Estates on all plots fronting on roads having width more than 12.00 Mt.

R-1.6 I.T.E.s to be allowed in General Industrial Zone (I-2) & Special Industrial Zone (I-3) :

IT/ITES shall be permitted on all plots fronting on roads having width more than 12.00 Mt.

2-1.7 IT/ITES to be allowed in No Development Zone/Green Zone earmarked in the Development Plan :-

Development Plan of IT/ITES with ancillary residential development shall be allowed in No Development Zone subject to the following conditions :-

(a) The total FSI shall not exceed 0.20

(b) Residential Development shall not exceed one-third of the total built up area

(c) Construction of IT/ITES shall be permitted in suitable location so as to keep as much as remaining space open upto 50 feet. Ancillary residential use may be permitted in suitable location so as to keep as much as remaining space open upto 50 feet. Construction of IT/ITES shall be permitted in suitable location so as to keep as much as remaining space open upto 50 feet.

(d) Sub-division of land shall be permitted with the area of plot to be subdivided being not less than 4000 Sq.ft

2-1.8 Additional FSI to IT/ITES :-

Subject to approval by Director of Industries, the Commissioner/Chief Officer or as the case may permit the Floor Space Index specified in these regulations to be exceeded to the extent of 100 percent over and above the permissible FSI as under (including for IT/ITES units, located in No Development Zone/Green Zone/Agricultural Zone proposed in the Development Plan or Regional Plan).

(i) 100 percent additional FSI shall be made available to all IT/ITES units in public IT parks.

(ii) 100 percent additional FSI shall be made available to all registered IT/ITES units located in private IT parks approved by the Director of Industries.

(iii) Permission for erecting towers and antennas upto the height permitted by the Civil Aviation Department shall be granted by the concerned municipal bodies at the time and as a part of approval of building plan itself.

2-1.9 General Terms/Conditions applicable for Development of IT/ITES units :-

(i) Additional FSI to IT/ITES would be available only upon full utilization of basic admissible FSI.

(ii) Additional FSI to IT/ITES would be available to IT/ITES parks duly approved by the Director of Industries.

(iii) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25 percent of the present day market value of the land under reference as indicated in the Ready Reckoner.

(iv) 25 percent of the total premium shall be paid to the Government and remaining 75 percent of the same shall be paid to the said respective Municipal Corporation, Municipal Councils, Special Planning Authority or New Town Development Authority. Where no such Planning Authority exists the share of premium shall be paid to the MIDC.

(v) The premium so collected by the Planning Authorities/MIDC shall be primarily used for development/upgrade of all state infrastructures required for IT/ITES park and the utilization of it is premium shall be notified by the concerned authority.

(vi) In the event, the developer comes forward for provision of such infrastructure at his own cost, then the respective Planning Authority or the MIDC, as the case may be, shall determine the estimated cost of the works and shall also prescribe the standards for the work. After completion of the works, the said Planning Authority/MIDC shall verify as to whether the same is as per prescribed standards and thereafter by deducting the cost of works, the balance amount of premium shall be recovered by the said Planning Authority/MIDC.

(vii) **Users' Services ancillary to the IT/ITES :** While developing site for IT/ITES with additional FSI, users ancillary to the principal user as may be approved by the Directorate of Industries shall also be allowed.

(viii) No condonation in the required open spaces, parking and other requirements prescribed in these regulations shall be allowed in case of such additional FSI.

APPENDIX R-7

Commercial use of lands in the possession of the Maharashtra State Road Transport Corporation.

Notwithstanding anything to the contrary contained in this regulation or the Development Planning Provisions, land in the possession of Maharashtra State Road Transport Corporation shall be allowed to be developed for commercial use to the extent of 50% of the admissible floor space index subject, however, to the general restrictions otherwise applicable to such development and also in accordance with the Government of Maharashtra, Home Department, Resolution No. STC 3400CR-148/TIR-1, dated 1st February, 2001 as may be modified from time to time.

APPENDIX R-3

Notwithstanding anything to the contrary in these regulations or the Development Planning Provisions or any development shall be allowed to be developed as per Government of Maharashtra, PWD Resolution No. RD-1089/871/Road-7, dated 9.3.2001, No. RD-1001/72/Road-7, dated 21.9.2001 and No. RD-1001/72/Road-7, dated 7.1.2002. Also at the time of approval of layout in existing or extended municipal limit 12 mt wide service road should be proposed along National Highways, State Highways and major district roads. No revaluation should be granted prior to approval of Public Works Department.

Mahargave
(Manohar Bhaigave)
Section Officer

NOTICE

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032,

Dated - 14th March, 2007

Maharashtra Regional and Town Planning Act, 1966.

No. TPS-1504/3001/CR-66/05/(C)/UD-9

Whereas the Nandurbar Municipal Council (hereinafter referred to as the 'said Municipal Council') being the Planning Authority within its jurisdiction under clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as the said Act) has by its Resolution No.35 dated 20th September 1989, declared its intention under section 38 read with subsection (1) of section 23 of the said Act to prepare Revised Draft Development Plan for the Municipal limit (Old + Additional Area) and Notice of such declaration was published at page No.1534,1535 of the Maharashtra Government Gazette, dated 20th October, 1989;

And whereas the said Municipal Council after carrying out a survey of the Lands within its jurisdiction as required under Section 25 of the said Act, prepared a draft Development Plan and a notice to that effect is published under Section 26(1) of the said Act in Maharashtra Government Gazette dated 2nd July, 1998 on page No.1304 for inviting objections and suggestion to the said Draft Development Plan for the area of Nandurbar (Old + Additional Area) (hereinafter referred to as "the said Development Plan");

And whereas, after considering the suggestions & objections to the said Development Plan received and report submitted by the Planning Committee, the said Planning Authority has made some modifications under section 28(4) of the said Act to the said Development Plan vide its Resolution No.3, date 22nd May, 2001;

And whereas, the modifications proposed in the said Development Plan by the Planning Authority under Section 28(4) have not been republished under section 29 of the said Act for inviting objections & suggestions before submission under 30 of the said Act;

And whereas, in the opinion of the State Government, the Planning Authority has neglected to perform its duty imposed upon it under the provision of Section 29 of the said Act;

And whereas, in exercise of the powers conferred by sub-section (1) of section 162 of the said Act, and all other powers enabling in that behalf, the Government of Maharashtra has appointed the Deputy Director of Town Planning, Nashik Division, Nashik, to be an Officer (hereinafter referred to as "the said Officer") for performing the duties of the said Planning Authority under Section 28,29 and 30 of the said Act, vide its Notification No TPS-1001/562/CR-123/UD-9, dated 29th October, 2001;

And whereas, the said Officer has republished the substantial modification under Section 29 of the said Act for inviting objections & suggestions from the public and notice to that effect appeared in Maharashtra Government Gazette, dated 17th October, 2002;

And whereas, after hearing the persons those who have filed the suggestions & objections to the modifications of substantial nature, the said Officer has made some

modifications in the said Development Plan under sub-section(4) of Section 28 of the said Act and published a notice regarding such modifications in official gazette dated 4th March, 2004, one month before the submission of the said Development Plan under Section 30 and submitted the said Development Plan to the Government for sanction under Section 30 of the said Act ;

And whereas, the State Government of Maharashtra has by its Notification No. TPS-1504/3001/CR-66/05/(B)/UD-9, 14th March, 2007 sanctioned part of the said Development Plan of Nandurbar (Old + Additional Area) (hereinafter referred to as "the said Notification") excluding the Part of the Development Plan of Nandurbar (Old + Additional Area) as shown bounded Mauve on the Plan (hereinafter referred to as "the said excluded Part under the said Notification") ;

And whereas, it is seen that some of the modifications proposed to be made by the Government are of substantial nature requiring republication under Section 31 of the said Act, the modifications which are of substantial nature are given in the PART-II, appended to this notice and are also shown on the said Draft Development Plan verged in Mauve colour and marked excluded Portion EP- 1 to EP 49;

Now, therefore, in exercise of the powers conferred by Sub-Section (1) of Section 31 of the said Act, Government of Maharashtra hereby gives Notice inviting suggestions and or objections from person in respect of the proposed Modification as given in PART-II appended to this Notice within a period of 60 days from the date of publication of this Notice in the Official Gazette and further in exercise of powers conferred by Sub-section (2) of Section 31 of the said Act hereby appoints Deputy Director of Town Planning, Nashik Division, Nashik to be an Officer to hear any person or persons in respect of such suggestions and or objections in the prescribed manner and to submit his report to the State Government. The plan showing the modifications is kept open in the office of (i) The Chief Officer, Municipal Council, Nandurbar (ii) The Town Planner, Dhule Branch, Dhule for inspection of public within office hours on working days.

The objections or suggestions, if any, may be sent in writing to the Deputy Director of Town Planning Nashik Division, Nashik who has been appointed as the Officer under Section 31(2), by the State Government to hear and submit his report in respect of above modifications.

By order and in the name of the Governor of Maharashtra,


(Manohar Bhargave)
Section Officer

SCHEDULE OF MODIFICATIONS (PART II) OF SUBSTANTIAL NATURE

Sr. No	EP No.	Proposals as per published Plan under Section 25	Proposals as per Proposals as per submitted Plan under Section 30 by an Officer appointed under Section 1E2(1)	Substantial modifications to be republished under Section 31 of Maharashtra Regional & Town Planning Act 1946
1	2	3	4	5
1	EP.1	Cremation Ground, Site No.1	Reservation deleted & Site No.1, Cremation Ground is included in Residential Zone.	Site No.1, Cremation Ground is proposed to be reinstated as per plan published under Section 26.
2	EP.2	Site No.2, Forest Office	Reservation deleted & Site No.2 Forest Office is included in Residential Zone.	Site No.2, Forest Office is proposed to be reinstated as per plan published under Section 26.
3	EP.3	Slum Improvement Scheme, Site No.16	Southern portion of site about 3.25 (3.25 Hectares) deleted & Hectare is proposed to be deleted & included in Residential Zone.	Deleted part of site is proposed to be reinstated as per plan published under Section 26.
4	EP.4	Site No.20, Primary School & Play Ground	Reservation deleted & Site No.20, Primary School & Play Ground is included in Residential Zone.	Site No.20, Primary School & Play Ground is proposed to be reinstated as per plan published under Section 26.
5	EP.5	Site No.21, Dispensary	Reservation deleted & Site No.21, Dispensary is included in Residential Zone.	Site No.21, Dispensary is proposed to be reinstated as per plan published under Section 26.
6	EP.6	Site No.23, Shopping Centre	Reservation deleted & Site No.23, Shopping Centre is included in Residential Zone.	Site No.23 Shopping Centre is proposed to be reinstated as per plan published under Section 26.
7	EP.7	Agriculture Zone on S.No.122(pt) & S.No.123(pt)	S.No.122(pt) & 123(pt) is Agriculture Zone on S.No.122 (pt) & 123 (pt) is proposed to be deleted and included in Residential Zone.	S.No.122(pt) & 123(pt) is proposed to be included in Agriculture Zone as per plan published under Section 26.
8	EP.8	Agriculture Zone on S.No.67(pt), 73(pt) and 74(pt)	S.No.67(pt), 73(pt) & Agriculture Zone on S.No. 67(pt), 73(pt) 74(pt) are included in and 74(pt) Residential Zone.	S.No.67(pt), 73(pt) & 74(pt) are proposed to be included in Agriculture Zone as per plan published under Section 26.
9	EP.9	Agriculture Zone on S.No.54	S.No.54 is included in Agriculture Zone on S.No. 54. Residential Zone.	S.No.54 is proposed to be included in Agricultural Zone as per plan published under Section 26.
10	EP.10	Library, Site No.35	Reservation deleted & Site No.35, Library is proposed to be included in Residential Zone.	Site No.35, Library is proposed to be reinstated as per plan published under Section 26.

11	EP-11	Site No. 38, Garden	Reservation included in Residential Zone	deleted & Residential	Site No. 38, Garden	Site No. 38, Garden is proposed to be reinstated as per plan published under Section 26.
12	EP-12	Site No. 44, Primary School & Play Ground	Reservation included in Residential Zone	deleted & Residential	Site No. 44, Primary School & Play Ground	Site No. 44, Primary School & Play Ground is proposed to be reinstated as per plan published under Section 26.
13	EP-13	Site No. 45, Play Ground	Reservation included in Residential Zone	deleted & Residential	Site No. 45, Play Ground	Site No. 45, Play Ground is proposed to be reinstated as per plan published under Section 26.
14	EP-14	Garden, Site No. 47	Reservation included in Residential Zone	deleted & Residential	Garden, Site No. 47	Site No. 47 is proposed to be redesignated as Play Ground.
15	EP-15	Site No. 56, Play Ground	Reservation included in Residential Zone	deleted & Residential	Site No. 56, Play Ground	Site No. 56, Play Ground is proposed to be reinstated as per plan published under Section 26.
16	EP-16	Site No. 63, Primary School	Reservation included in Residential Zone	deleted & Residential	Site No. 63, Primary School	Site No. 63, Primary School is proposed to be reinstated as per plan published under Section 26.
17	EP-17	Primary School, Site No. 61	Site No. 61, Primary School	Primary School to be deleted and included in Residential Zone	Site No. 61, Primary School is proposed to be deleted and included in Residential Zone	Site No. 61 is proposed to be redesignated as Shopping Centre.
18	EP-18	Site No. 64, Library	Reservation included in Residential Zone	deleted & Residential	Site No. 64, Library	Site No. 64, Library is proposed to be reinstated as per plan published under Section 26.
19	EP-19	Truck Terminus, Site No. 92	Reservation included in Residential Zone	deleted & Residential	Site No. 92, Truck Terminus	Site No. 92, Truck Terminus is proposed to be deleted and the land so released is proposed to be included in Agricultural Zone.
20	EP-20	Agriculture Zone on S. No. 273, 276	S. No. 273, 276 and Agricultural Zone on S. No. 273, 276	276 and Residential	S. No. 273, 276 and Agricultural Zone on S. No. 273, 276	S. No. 273, 276 are proposed to be included in Agricultural Zone as per plan published under Section 26.
21	EP-21	Site No. 78, Stadium	Reservation included in Residential Zone	deleted & Residential	Site No. 78, Stadium	Site No. 78, Stadium is proposed to be reinstated as per plan published under Section 26.
22	EP-22	Garden, Site No. 86	Reservation included in Residential Zone	deleted & Residential	Site No. 86, Garden	Site No. 86 is proposed to be redesignated as Play Ground.
23	EP-23	Site & Services, Site No. 88	Reservation included in Residential Zone	deleted & Residential	Site & Services, Site No. 88	Northeast portion of the Site No. 88, Site & Services is proposed to be deleted and included in Public-Semipublic Zone for Tribal Education Society as shown on the plan. The

24	EP. 24	Garden, Site No. *	1.33 hect. area of Site No. 332 is deleted from reservation and included in Residential Zone.	1.33 hect. area of Site No. 332 is deleted from Site No. 96 Garden and is proposed to be included in Residential Zone.	remaining portion of the said reservation is proposed to be reserved for 'Vahini' Art Gallery as 'Vahini' is Site No. 38.
25	EP. 25	Agriculture Zone on S. No. 336, 312	S. No. 339 & 313 are included in Residential Zone	Agriculture Zone on S. No. 309 & 313	Portion of the Site No. 93, Garden on the western side of 12 mt road is proposed to be included in Public-Semipublic Zone. It is also proposed to be included in the reservation of the remaining land as per plan published under Section 26. As shown on plan.
26	EP. 26	Agriculture Zone on S. No. 15, 16, 329	S. No. 15, 16 & 329 are included in Residential Zone	Agriculture Zone on S. No. 15, 16, 329 is proposed to be deleted and included in Residential Zone.	S. No. 336 & 313 are proposed to be included in Agriculture Zone as per plan published under Section 26.
27	EP. 27	Agriculture Zone, S. No. 350 to 354 & 362 to 336	S. No. 350 to 354 & 336 are included in Residential Zone.	Agriculture Zone on S. No. 350 to 354 & 362 to 363 is proposed to be deleted and included in Residential Zone.	S. No. 15, 16 & 329 is proposed to be included in Agriculture Zone as per plan published under Section 26.
28	EP. 28	Public-Semipublic Zone on S. No. 337	S. No. 337 (pt) is included in Residential Zone.	Public-Semipublic Zone on S. No. 337 (pt) is proposed to be deleted and included in Residential Zone.	Out of these S. Nos., Survey No. 363 to 336 are proposed to be deleted from Agriculture zone and included in Residential Zone. Agriculture zone is included in Residential Zone. Agriculture zone is proposed to be included in Agriculture Zone as per plan published under Section 26.
29	EP. 29	Agriculture Zone & S. No. 383 to 404	S. No. 389 to 404 are included in Residential Zone	Agriculture Zone & S. No. 389 to 404	Land under S. No. 389 to 404 are proposed to be included in Residential Zone and also proposed to incorporate the network of 12 mt roads and reservations (Library, Site No. 147, Primary School, Site No. 148), (Dispensary, Site No. 149) (Park Ground, Site No. 53), (Town Hall, Site No. 151) & (Garden, Site No. 152) in the said area as shown on the regular plan.
30	EP. 30	Government Offices Site No. 99	Western portion of site is deleted & included in Residential Zone.	Western & northern part of Site No. 99, Government Offices is proposed to be deleted and included in Residential Zone as shown on the plan.	Deleted part of Site No. 99, Government Offices is proposed to be included in Agriculture Zone as shown on the plan.
31	EP. 31	Tank and Garden, Site No. 101	Site is redesignated as Stadium.	Site No. 101, Tank & Garden is proposed to be redesignated as Stadium.	Site No. 101 is proposed to be redesignated as Tank & Garden as per plan published

32	EP 32	Site No 105, High School & Play Ground	Reservation included in Residential Zone	Site No 105, High School & Play Ground.	under Section 26. Site No. 05, High School & Play Ground is proposed to be reinstated as per plan published under Section 26.
33	EP 33	Site No 106, Garden	Reservation included in Residential Zone	Site No 106, Garden	Site No 106, Garden is proposed to be reinstated as per plan published under Section 26.
34	EP 34	Site No 117, Police Parade Ground	Reservation included in Residential Zone	Site No 117, Police Parade Ground	Site No 117, Police Parade Ground is proposed to be reinstated as per plan published under Section 26.
35	EP 35	Agriculture Zone on S.No.421, 640/2/1	S.No.421, 640/2/1 are included in Agriculture Zone.	Agriculture Zone on S.No. 421, 640/2/1	S.No.421, 640/2/1 & 640/2/1 are proposed to be included in Agriculture Zone as per plan published under Section 26.
36	EP 36	Industrial Zone on S.No.414(pt), 647, 648(pt), 652(pt), 674, 675, 676, 677, 678, 679, 680, 681, 682, 683	S.No.414(pt), 647, 648(pt), 652(pt), 674, 675, 676, 677, 678, 679, 680, 681, 682, 683 are included in Public Semipublic Zone.	Areas from S.No.414(pt), 647, 648(pt), 652(pt) are proposed to be included in Public Semipublic Zone. Areas from S.No.414(pt), 651, 652(pt), 653(pt) are proposed to be included in Residential Zone and remaining areas are proposed to be included in Agriculture Zone with the network of road as shown on the plan.	Proposed to be sanctioned as per plan submitted under Section 30.
37	EP 37	Industrial Zone on S.No.654, 655	S.No.654, 655 are included in Residential Zone	Industrial Zone on S.No.654 & 655 is proposed to be deleted and included in Agriculture Zone.	Industrial Zone on S.No.654, 655 is proposed to be included in Agriculture Zone.
38	EP 38	Industrial Zone on S.No.224/2	Industrial Zone	Industrial Zone on S.No.224/2 is proposed to be deleted and included in Residential Zone.	S.No.224/2 is proposed to be included in Residential Zone subject to condition that the owner or developer shall keep 10% land or primary school.
39	EP 39	Industrial Zone on S.No.103	Industrial Zone	Industrial Zone on S.No.103	Land under S.No.103 is proposed to be deleted from Industrial Zone and included in Agriculture Zone.
40	EP 40	Dispensary and Maternity Home, Site No.140	Dispensary and Maternity Home, Site No.140	Dispensary and Maternity Home, Site No 140	An area about 0.27 Hectare is proposed to be kept reserved for Shopping Centre, Site No.140A and remaining area about 0.20 Hectare is proposed to be reserved for Dispensary & Maternity Home, Site No.140 with separate road as shown on plan.

41	EP. 41	Town Hall Site No. 38	Town Hall, Site No. 68	Town Hall, Site No. 68	Shop along 12 ft wide D.P. road is proposed to be reserved for Shopping Centre, Site No. 63/ is shown on plan and remaining area is designated for Drama Theatre & Municipal Purposes, Site No. 68 as shown on plan.
42	EP. 42	Existing Municipal Office CTS No. 57 (part)	Existing Municipal Office, CTS No. 571 (part)	Existing Municipal Office, CTS No. 571 (part)	Land under CTS No. 571 (part) is proposed to be reserved for Shopping Centre & Municipal Office, Site No. 12/4.
43	EP. 43	Diversion road on S.No. 239/2	Diversion road on S.No. 239/2	Alignment of diversion road on S.No. 239/2 is proposed to be changed as shown on plan.	Alignment of diversion road on S.No. 239/2 is proposed to be changed as shown on republished plan.
44	EP. 44	Dispensary, Site No. 42	Dispensary, Site No. 42	Dispensary, Site No. 42	Site No. 42 is proposed to be redesignated as Shopping Centre, Site No. 42 and Sports Complex, Site No. 42, with separate road as shown on republished plan.
45	EP. 45	Post Office, Site No. 49 Play Ground, Site No. 50 Public-Semipublic purpose Site No. 51	Post Office, Site No. 49 Play Ground, Site No. 50 Public-Semipublic purpose Site No. 51	Post Office, Site No. 49 Play Ground, Site No. 50 Public-Semipublic purpose Site No. 51	Site No. 49, Post Office is proposed to be shifted on Site No. 51 and land under Site No. 43 is included in Site No. 50 and redesignated as Sports Complex as Site No. 50 (entirely) and appropriate authority of reservation is proposed to be changed as "Talluka Krida Sankul Samiti, Nandurbar" as shown on plan.
46	EP. 43	Municipal Mangal Kanyalaya, Site No. 141	Reservation deleted & included in Residential Zone	Municipal Mangal Kanyalaya, Site No. 141	Site No. 41, Municipal Mangal Kanyalaya is proposed to be redesignated as Mangla Kanyalaya and Shopping Centre.
47	EP. 47	Diversion road alignment in S.No. 236	Diversion road alignment in S.No. 236	Diversion road alignment in S.No. 236	Diversion road alignment in S.No. 236 is proposed to be changed as shown on republished plan.
48	EP. 48	Survey No. 254/A-1 & Survey No. 255/B (part) Residential Zone	Survey No. 254/A-1 & Survey No. 255/B (part) Residential Zone	Survey No. 254/A-1 & Survey No. 255/B (part) Residential Zone	Land under Survey No. 254/A-1 & Survey No. 255/B (part) is proposed to be deleted from Residential Zone and Reserved for Fire Brigade, Weekly Market and Administrative Building & Acquiring Body of this reservation site is Nandurbar Municipal Council.

PROPOSED INDICATORS TO DEVELOPMENT CONTROL RULES.

Regulation 1 :- Regulations for Biotechnology Units :- Biotechnology unit will be permitted subject to regulations mentioned in Appendix R-9. (Government Circular No. PB 4302/81E/C.R. 83/2002/LD 12, dated 10th October, 2002 & order dated 7th March, 2003)

Regulation 2 :- Provisions regarding facilities for physically handicapped persons should be made as per Appendix F-10. (Government Circular No. TPB 452000/182/C.R. 216/2001/JD-11 dated 23rd February, 2002)

Regulation 3 :- Regulation for providing area of one fitness centre for a co-operative housing society or apartment owner as per association as free of FSI. (Appendix 3-11) (Government Circular No. TPB 4504/13/C.R. 249/2004/LD 1, dated 17th June, 2004)

APPENDIX R-9 TO R-11

APPENDIX R-9

Regulation for Biotechnology Unit

1)

Definition of Biotechnology Unit : The Biotechnology Unit shall mean and include Biotechnology units which are certified by the Development Commissioner (Industries) or any other Officer authorized by him in this behalf.

2)

Biotechnology Unit is to be allowed in Industrial Zone i.e. I-1, I-2 and -3 :

Biotechnology unit shall be permitted on all plots fronting on roads having width more than 12 Met.

3)

Additional FSI to Biotechnology Unit :

The Commissioner may permit the Floor Space Indexes specified in the Building Byelaws & Development Control Rules to be exceeded by 100% in respect of buildings in independent plots of Biotechnology establishments set up by Public Entities like MHADA, SEEFZ MIDC, SIPOW, STP or their joint venture companies having more than 11% stake of these bodies or lessees of the public bodies having plots exclusively used for Biotechnology units subject to terms and conditions as may specify

Provided in case additional FSI allowed in respect of Biotechnology units as aforesaid, premium as may be determined by Government shall be paid to the Corporation out of which 50% shall be payable to the Government.

APPENDIX R-10

Model Building Bye-laws to provide facilities for physically handicapped persons :-

BYE-LAWS

2.2.3 SHORT TITLE EXTENT & COMMENCEMENT

3.0.0 These bye-laws shall be annexed to the Nandurbar Municipal Bye-laws.

4.0.0 They shall be extent to a whole Municipality of Nandurbar. They shall come into force after Months from the date of their publication in the official Gazette.

2. DEFINITIONS :

2.1 Non-ambulatory Disabilities :- Impairments that, regardless of cause or manifestation for all practical purposes, confine individuals to wheel chairs.

2.2 Semi-ambulatory Disabilities :- Impairments that cause individuals to walk with difficulty or require individuals using braces or crutches, amputees, canes, etc., and those with pulmonary and cardiac ailments may be semi-ambulatory.

2.3 Hearing Disabilities :- Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.

2.4 Sight Disabilities :- Total blindness or impairment in its affecting sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.

2.5 Wheel Chair :- Chair used by disabled people for mobility. The standard size of wheel chair shall be taken as 1050 mm x 750 mm.

3. SCOPE

These bye-laws are applicable to all buildings and facilities used by the public. It does not apply to private and public residence.

4. SITE DEVELOPMENT

Level of the road access paths and parking areas shall be described in the plan along with specification of the materials :

4.1 Access path/walk way : Access path and parking surface shall be a minimum of 1300 mm wide having even surface without any steps, slope, if any, shall not have gradient greater than 5% selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material) or the material that emit different sound to guide visually impaired persons. Hereafter referred to as "guiding floor material" (Annexure-1). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

4.2 Parking :- For parking of vehicles at handicapped people, the following provisions shall be made :-

Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30.0 meter from building entrance.

The width of parking bay shall be minimum 3.6 meter.

The information stating that the space is reserved for wheel chair users shall be conspicuously displayed. Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which are visible to same purpose shall be provided.

5. BUILDING REQUIREMENTS

The specified facilities for the buildings for physically handicapped persons shall be as follows:-

1. Approach to plinth level
2. Corridor connecting the entrance to the handicapped
3. Stair-ways
4. Lift
5. Toilet
6. Drinking water

5.1 Approach to plinth level : Every building should have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

5.1.1 Ramped Approach : Ramp shall be finished with no material to enter the building. Minimum width of ramp shall be 180 mm. With maximum gradient 1:12 length of ramp shall not exceed 9.0 meter having 800 mm high handrail on both sides extending 300 mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the handrail shall be 30 mm.

5.1.2 Stepped Approach : For stepped approach size of tread shall not be less than 200 mm and maximum riser shall be 150 mm. Provision of 600 mm high handrail on both sides of the stepped approach similar to the ramped approach.

5.1.3 Riser/Tread Ratio : Minimum & clear opening of the entrance door shall be 300 mm and if shall not be provided with a step that at structure, the passage of a wheelchair user. Threshold shall not be raised more than 12 mm.

5.1.4 Entrance Landing : Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 mm x 2000 mm. The entrance landing that join the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (textured floor material whose color and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor materials" (Annexure-1). Finishes shall have a non-slip surface with a texture reversible by a vibration. Colour wherever provided should be end to a common level.

5.2 Corridor connecting the entrance/exit for the handicapped : The corridor connecting the entrance/exit of handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows :

- a) Guiding floor materials shall be provided or devices that emit sound to guide visually impaired persons.
- b) The minimum width shall be 1500 mm.
- c) In case there is a difference of level slope ways shall be provided with a slope of 1:12.
- d) Handrails shall be provided for ramps/slope ways.

5.3 Stair-ways : One of the stair-ways near the entrance/exit for the handicapped shall have the following provisions :-

- a) The minimum width shall be 1550 mm.

- b) Height of the riser shall not be more than 150 mm and width of the tread 300 mm. The steps shall not have abrupt (square) nosing.
- c) Maximum number of risers on a flight shall be limited to 12.
- d) Handrails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight or steps.

5.4 Lifts : Wherever lift is required as per bye law, provisions of at least one lift shall be made for the whole chair user with the following cage dimensions as recommended for passenger lift of 13 persons capacity of Bureau of Indian Standards.

Clear internal depth	1100 mm
Clear internal width	2000 mm
Entrance door width	900 mm

A handrail not less than 50 mm long and 100 mm above floor level shall be fixed adjacent to the control panel.

The lift lobby shall be of an inside measurement of 1800 mm x 1300 mm or more.

The time of an automatically closing doors should be minimum 5 seconds and the closing speed should not exceed 0.25 Metre Sec.

The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exit is either open or closed.

5.5 Toilets : One special W.C. in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped.

The minimum size shall be 1500 mm x 1750 mm

Minimum clear opening of the door shall be 800 mm and the door shall swing out.

Suitable arrangement of vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.

The W.C. seat shall be 500 mm from the floor.

5.6 Drinking Water : Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them.

5.7 Designing for Children : In the buildings meant for the pre-dominant use of the children, it will be necessary to suitably alter the height of the handrail and other fittings and fixtures etc.

Explanatory Note

GUIDING/WARNING FLOOR MATERIAL :

The floor material to guide or warn the visually impaired person with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas :-

- a) The access path to the building and the parking area.

- b) The and lobby towards the information board, reception, lifts, stair cases & toilets.
- c) Immediately at the beginning/end of a hallway where there is a vehicular traffic.
- d) At the location abruptly changing in level or beginning/end of ramp.
- e) Immediately in front of an entrance/exit and the landing.

PROPER SIGNAGE:

Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signposts. Visually impaired persons makes use of other senses such as hearing and touch to compensate for the lack of vision whereas visual sign posts benefit those with hearing disabilities.

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired person, information board in braille should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking, there should not be any protruding signs which creates obstructions in walking. Public address system may also be provided in busy public areas.

The way signs/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International symbol marked for wheelchair as shown below the stall at the lift, toilet, stair cases, parking areas etc. that have been provided for the handicapped.

APPENDIX F-11

Area of one fitness centre for co-operative housing society or an apartment owner association provided as free of cost.

In every residential building, constructed or proposed to be constructed for the use of co-operative housing society or apartment owner association, a fitness centre or one room will be permitted. The area of one room shall be limited to 20 sq.mt. It shall not be used for any other purpose except for fitness activities and its ownership shall vest to society or association. It is one room built up area limited to 20 sq.mt. is free of cost.


(Manohar Bhargava)
Section Officer